

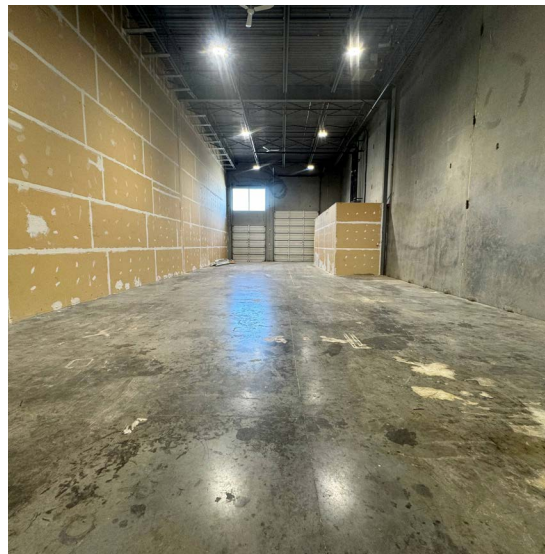


**CUSHMAN &
WAKEFIELD**

FOR LEASE

**1680 BROADWAY STREET
PORT COQUITLAM, BC**

3,464 SF INDUSTRIAL UNIT WITH DOCK & GRADE



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LOCATION

Located on the east side of Broadway Street, just north of Industrial Avenue, this concrete tilt-up building offers easy access to Lougheed Highway, the Mary Hill ByPass and the TransCanada Highway. The Coast Meridian Overpass and Pitt River Bridge provide superb access to the area.

OPPORTUNITY

To utilize a modern warehouse facility with versatile loading and high cubic space.

ZONING

M-1 (General Industrial) zoning permits a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. A copy of the zoning bylaws can be made available.

AVAILABLE AREA

UNIT 108

Warehouse	2,504 SF
Main Floor Office	960 SF
Total Available Area	3,464 SF

BUILDING FEATURES

- Concrete tilt-up construction with attractive and functional design
- Professionally managed and maintained by the Onni Group of Companies
- Ample parking
- Fully sprinklered
- Minimum 24' ceilings in the warehouse
- One (1) dock door & one (1) grade level loading door
- Forced air gas warehouse heating
- 600 Volts, 100 Amps, 3-phase electrical service (tenant to verify)
- Fluorescent lighting in warehouse
- Private offices, showroom & kitchenette
- One (1) handicap-accessible washroom

LEASE RATE

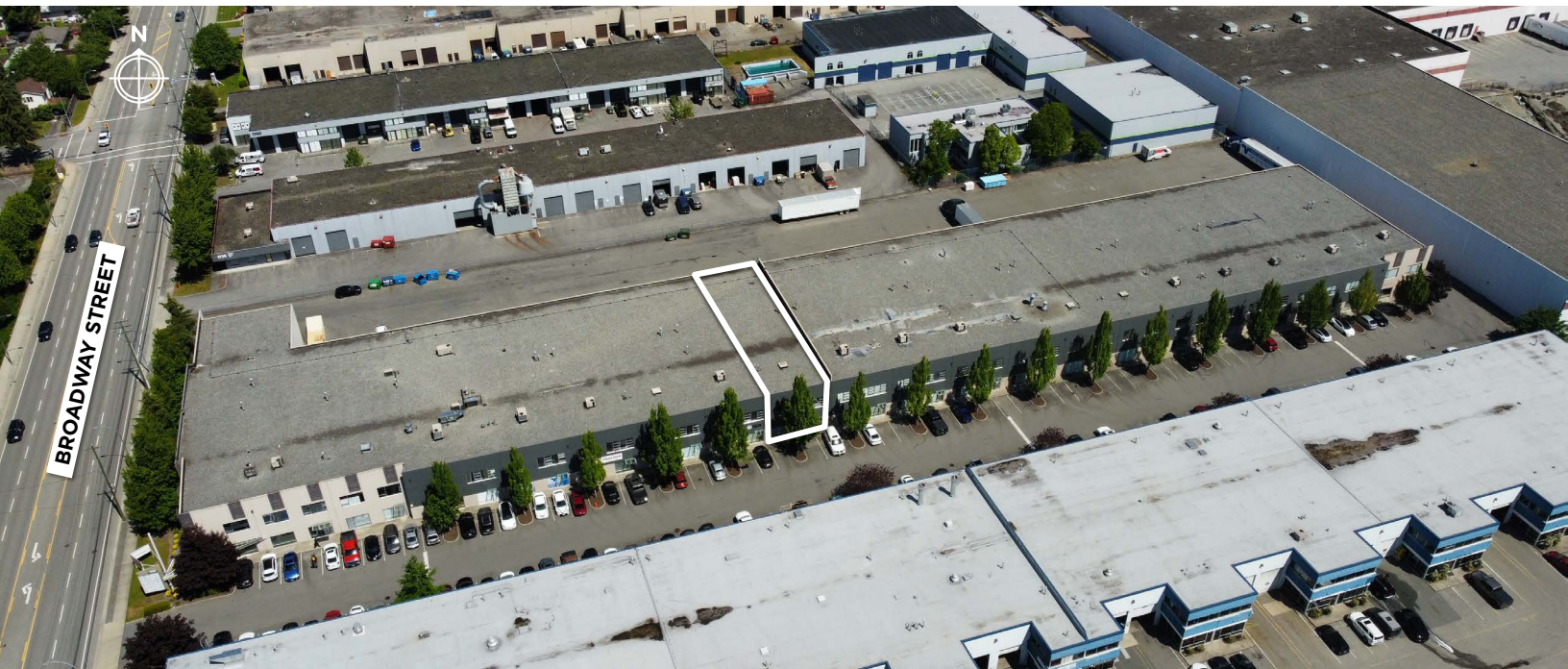
From \$23.95 per square foot, net, per annum, plus GST

ADDITIONAL RENT (2024)

Estimated at \$5.10 per square foot, per annum, plus a 7% management fee, plus GST

AVAILABILITY

Immediate



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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